

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

205/6C EVERGREEN MEWS ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,120,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,000

Property type

Unit

Suburb

Armadale

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

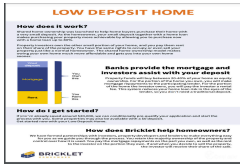
Date of sale

502/8A EVERGREEN MEWS ARMADALE VIC 3143	\$1,140,000	19-Apr-23
1002/8A EVERGREEN MEWS ARMADALE VIC 3143	\$1,195,000	30-Sep-22
8B/516 TOORAK ROAD TOORAK VIC 3142	\$1,175,000	26-Nov-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 03 May 2023



502/8A EVERGREEN MEWS ARMADALE VIC 3143

3 2 4

Sold Price ^{RS} **\$1,140,000** ^{UN} Sold Date **19-Apr-23**

Distance **0km**



1002/8A EVERGREEN MEWS ARMADALE VIC 3143

3 2 2

Sold Price **\$1,195,000** Sold Date **30-Sep-22**

Distance **0km**



8B/516 TOORAK ROAD TOORAK VIC 3142

3 2 2

Sold Price **\$1,175,000** Sold Date **26-Nov-22**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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